



28 Blaen-y-Coed, Radyr

£525,000 Freehold

**** BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE ** SOUTH WEST FACING REAR GARDEN **** A bright and well presented four bedroom detached family home in the sought after area of Radyr, being located in a quiet and friendly close, a short distance from amenities and transport links. Spacious entrance hallway, modern ground floor shower room, large lounge with dual aspect, modern fitted kitchen and dining room with french doors to the rear garden, large storage room, utility room and sitting room/study. To the first floor are four good sized bedrooms and a modern family bathroom with shower over bath. Gas central heating and double glazed windows. Delightful south westerly facing rear garden. Driveway to front. EPC Rating: tbc
Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY

Dimensions: 10' 3" x 7' 2" (3.14m x 2.20m). Approached via a composite entrance door leading to the sizeable hallway. Understairs storage cupboard. Exceptional Amtico herringbone wood effect flooring. Radiator.

SHOWER ROOM

Dimensions: 6' 8" x 6' 4" (2.04m x 1.94m). Modern white suite comprising low level wc, wash hand basin, corner shower cubicle. Wall tiling to splash back areas. Cupboard housing the 'Worcester' combi gas central heating boiler. Heated towel rail. Obscured glass window to front.

LOUNGE

Dimensions: 17' 1" x 10' 10" (5.22m x 3.32m). An excellent sized primary reception with windows to front and rear. Two radiators.

KITCHEN AND DINING ROOM

Dimensions: 17' 1" x 17' 0" (max)(5.22m x 5.20m). Well appointed along four sides in white handle less fronts beneath solid worktops, inset matching sink and worktop side drainer. Range style cooker to remain with glass cooker hood above. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards with integrated eye level microwave. Integrated slim line wine cooler. Ample space for large family dining or seating area. Exceptional Amtico herringbone wood effect flooring. Double opening french doors to the rear garden. Radiator. Door leading to the inner lobby. Door to large storage and utility room.

LARGE STORAGE

Dimensions: 19' 1" x 8' 11"(max) (5.83m x 2.74m). A large storage room with versatility. Composite entrance door to front. Fitted shower. Obscured glass window to front.

UTILITY ROOM

Dimensions: 8' 6" x 4' 11" (2.60m x 1.52m). With solid worktops to one side. Plumbing for washing machine and tumble dryer. Eye level wall cupboards. Tiled flooring. UPVC double glazed door to rear garden. Door to sitting room/study.

SITTING ROOM /STUDY

Dimensions: 16' 9" x 8' 0" (5.12m x 2.44m). With two windows overlooking the rear garden. Recessed spotlights.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the long central landing area. Window to front. Access to boarded roof space via drop down ladder. Radiator.

BEDROOM ONE

Dimensions: 13' 0" x 9' 10" (3.97m x 3.00m). Overlooking the delightful rear garden, an excellent sized primary bedroom. Built in double wardrobe. Radiator.

BEDROOM TWO

Dimensions: 11' 1" x 8' 6" (3.40m x 2.60m). Aspect to rear, a second double bedroom. Built in wardrobe. Radiator.

BEDROOM THREE

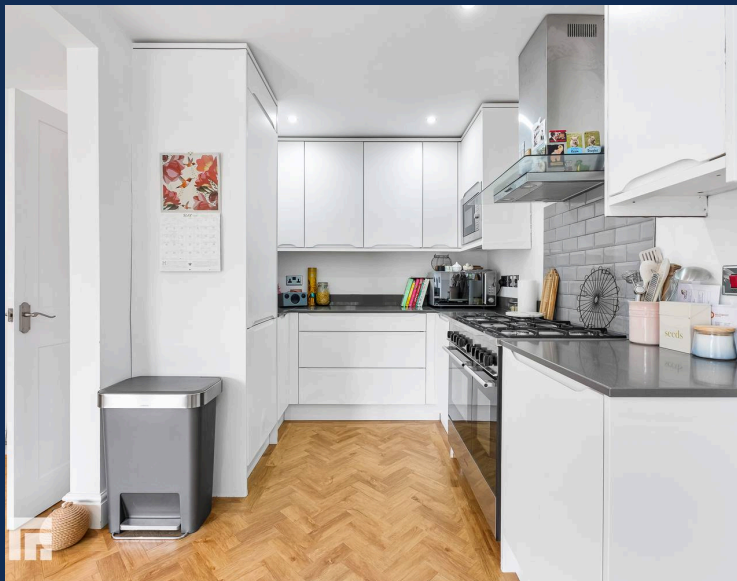
Dimensions: 11' 1" x 8' 3" (3.40m x 2.52m). Aspect to side, a third double bedroom. Radiator.

BEDROOM FOUR

Dimensions: 13' 0" x 6' 11" (3.97m x 2.13m). Overlooking the lawned front garden and quite close, a good sized fourth bedroom. Built-out wardrobe. Radiator.

FAMILY BATHROOM

Dimensions: 9' 11" x 6' 9" (3.04m x 2.06m). Quality, modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with twin head shower above and glass folding shower screen. Wall tiling to splash back areas. Obscured glass window to front. Extractor fan. Recessed spotlights. Heated towel rail.









RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK